

Mental Health Services Act

Statewide Conference Call on Housing

Thursday, March 15, 2007

2:30 - 4:30 pm

Toll Free Call-in Number: 1-866-296-6505

Verbal Pass Code: MHSA

TTY# 1-800-735-2929

MHSA CONFERENCE CALL ON HOUSING

March 15, 2007

AGENDA

- ❑ **2:30 Welcome and Purpose of Conference Call – Bobbie Wunsch**
- ❑ **2:35 Review Agenda and Provide Update on Development of Stakeholder Process – Bobbie Wunsch**
- ❑ **2:40 Overview – How we arrived here...Collaboration is the key – Jane Laciste**
- ❑ **2:50 Q & A on Overview**
- ❑ **3:00 Definitions: Permanent Supportive Housing, Supportive Services, Target Population – Linda Aaron-Cort**
- ❑ **3:15 Q & A on Definitions**
- ❑ **3:45 Housing Models & Financing – Jane Laciste**
- ❑ **3:55 Q & A on Housing Models & Financing**
- ❑ **4:10 Application Process – Linda Aaron-Cort**
- ❑ **4:15 Q & A on Application Process**
- ❑ **4:25 Upcoming MHSA Milestones and Closing –Bobbie Wunsch**

Updated MHSA Stakeholder Process – 2007

- ❑ MHSA General Stakeholder Meetings held twice a year in three locations (north, south, central parts of the state) in the spring and fall to update stakeholders on implementation of all MHSA components
- ❑ Statewide Conference Calls held as needed to solicit feedback on technical issues, review documents, etc.
- ❑ MHSA Workshops held as needed to begin broad discussions on new topics such as Prevention and Early Intervention, Innovations, etc. in northern and southern locations



MHSA Housing Program Description

The Mental Health Services Act Housing Program (MHSA Housing Program) provides funding for the capital costs and operating subsidies to develop permanent supportive housing for persons with serious mental illness who are homeless, or at risk of homelessness, and who meet the MHSA Housing Program target population criteria.



Housing Program Description (cont'd)

- ❑ Provides up to \$75M annually to finance the development, acquisition, construction or rehabilitation of permanent supportive housing
- ❑ Up to \$40M annually for Operating Subsidies



Who's Involved?

- ❑ The Department of Mental Health (DMH)
- ❑ California Housing and Finance Agency (CalHFA)
- ❑ Housing and Community Development (HCD)
- ❑ County mental health departments
- ❑ Stakeholders in California's mental health community
- ❑ Corporation for Supportive Housing (CSH)
- ❑ Tax Credit Allocation Committee (TCAC)

Each partner has key responsibilities and all must work together to be successful.



Questions on Overview?



Permanent Supportive Housing

- ❑ Supportive housing means housing with no limit on length of stay and that is linked to on-site or off-site services.
- ❑ Services must help the tenant retain the housing, support recovery and resiliency, and maximize the ability to live and work in the community.



Target Population

The target population is defined as low income adults, older adults, or transition-age youth with serious mental illness as defined in Welfare and Institutions Code Section 5600.3 (b) (1) who at time of assessment for housing services meet the criteria for MHSA Community Services and Support services in their county of residence and are homeless or at risk of homelessness.

Target Population

Homeless is defined as:

- ❑ Living on the streets
- ❑ Lacking a fixed, regular, and adequate night time residence. (This includes shelters, motels and living situations in which the individual has no tenant rights.)

Target Population

At risk of homelessness includes the following:

- Transition-Age Youth exiting foster care or juvenile hall
- Individuals discharged from institutional settings
- Individuals released from local city or county jails
- Individuals temporarily placed in Residential Care Facilities upon discharge from one of the institutional settings
- Individuals who have been assessed and are receiving services at the county mental health department, and who have been deemed to be at imminent risk of homelessness, as certified by the County Mental Health Director

Target Population

Institutional settings include:

- ❑ Hospitals, including acute psychiatric hospitals, Psychiatric Health Facilities (PHF)
- ❑ Skilled Nursing Facilities (SNF) with a certified Special Treatment Program for the mentally disordered (STP)
- ❑ Mental Health Rehabilitation Centers (MHRC)
- ❑ Crisis and transitional residential settings

Supportive Services

- ❑ All applications must include a supportive service plan and budget, which must meet MHSA requirements and must be approved by DMH.
- ❑ The Application must include commitment for service funding from the County Mental Health Department. All projects must identify a qualified service provider who will provide supportive services to the residents.
- ❑ The services provided must be appropriate to the target population, and designed to assist the target population residents to live independently.
- ❑ The Applicant must provide a clearly articulated service delivery program and property management plan.



Questions on Definitions?

Housing Models

The MHSA Housing Program provides funding for both Rental Housing and Shared Housing Developments

- **Shared Housing** is a development that is rented to and shared by two or more unrelated adults, each of whom is a member of the MHSA target population.

A Shared Housing Development must:

- Provide a separate lockable bedroom for each adult
- Insure each adult tenant has a lease and is responsible for paying rent
- Be restricted for occupancy to members of the target population
- Contain a kitchen and bathroom

Housing Models

Rental Housing developments are apartment buildings with 5 or more units which include:

- ❑ Both general occupancy buildings and special occupancy buildings
- ❑ All units, including SRO units, shall include at a minimum, a sleeping area, a kitchen area and a bathroom
- ❑ Restriction for occupancy to members of the target population



Rent and Occupancy Requirements

- ❑ All MHSA units must be restricted for occupancy by target population households earning 50% or less of the county median income (as adjusted by family size)
- ❑ Tenant rent should not exceed 30% of tenant income

Matching Funds

- ❑ The MHSA Housing Program will fund one-third of the costs of a *Rental Housing Development* up to a maximum of \$100,000 per restricted unit.
- ❑ No match will be required for *Shared Housing Developments* provided that the costs are at or below \$100,000 per bedroom, and each bedroom is restricted for rental to a tenant who meets the target population definition.
- ❑ Applicants may obtain matching funds from grants, tax credits, other deferred, forgivable or residual receipts loans from governmental and private loan sources, and other county mental health funds.



Operating Subsidies

An Operating Subsidy provides funding to fill the gap between what the tenant can afford to pay for rent and the actual cost of operating the unit

- ❑ Projected \$40M annually for Operating Subsidies
- ❑ Operating subsidies are available for up to 20 years
- ❑ Only the operating costs of the units that house the target population may be subsidized with operating subsidies

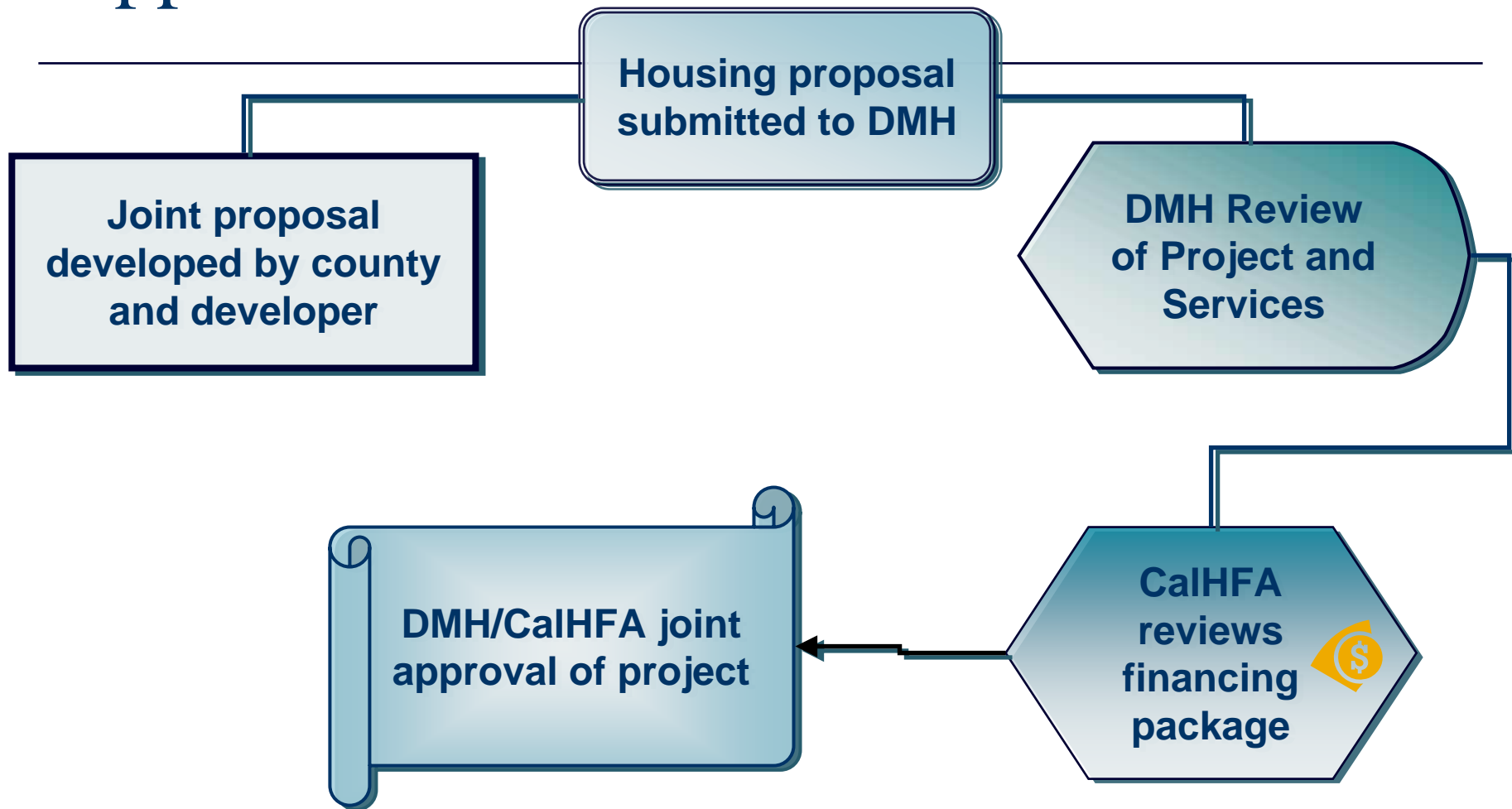


Questions on Housing Models and Financing?

Application Process

- ❑ The MHSA Housing Program application will be posted on the DMH and CalHFA websites
- ❑ Application will include MHSA Housing Program specific requirements
- ❑ All projects will be required to submit a completed application with all attachments
- ❑ Applications may be submitted on an ongoing basis to obtain funding

Application Flowchart





Funding Distribution

- ❑ Each county will receive MHSA Housing Program funds based on a formula recommended by the counties
- ❑ In an effort to “jump start” the MHSA Housing Program, it is our intent to provide the counties with an initial multi-year planning estimate
- ❑ Nothing shall prohibit county mental health departments from utilizing other available funds for this program



Questions on Application Process?

Stakeholder Input Requested by March 22, 2007

How to provide input:

Toll-free line (within California)

(800) 972-MHSA (6472)

Email: mhsa@dmh.ca.gov

MHSA Housing Program

Department of Mental Health

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